



CITY OF MORGAN HILL

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## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### REGULAR MEETING

JANUARY 17, 2002

**PRESENT:** Martin, Pyle, Fruit

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**ABSENT:** Kennett

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**LATE:** None

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**STAFF:** Associate Planner (AP) Tolentino and Senior Planner (SP) Linder

### REGULAR MEETING

Chairman Fruit called the meeting to order at 7:02 p.m.

### DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

### OPPORTUNITY FOR PUBLIC COMMENT

Chairman Fruit opened the public hearing.

There being no one present who wished to speak, the public hearing was closed.

**MINUTES: None**

**OLD BUSINESS:**

1. **SITE REVIEW, SR-01-14: MALAGUERRA-MANCIAS:** A request for site, landscape and architectural plan approval for the construction of a 15-lot subdivision on an approximate 8.9-acre site. The subject site is located off Malaguerra Rd. between Silverwings Ct. and Sullivan Ct. (APNs 728-35-016 & 017)

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**Recommendation:** Adopt Resolution No. 01-014, approving request.

**MOTION/ACTION: BOARD MEMBER MARTIN STEPPED DOWN. DUE TO LACK OF A QUORUM, CHAIRMAN FRUIT DIRECTED STAFF TO REAGENDIZE THIS ITEM AS A CONSENT CALENDAR ITEM ON THE NEXT AGENDA.**

**NEW BUSINESS:**

2. **SITE REVIEW, SR-01-25: CHURCH-LABRUCHERIE:** A request for approval of site, architectural and landscape plan approval for an industrial development consisting of three buildings of approximately 17,500 sf. in size. The buildings are proposed on the westerly side of an existing 4.34 acre parcel located on the east side of Church St. at the Church St./Barrett Ave. intersection. A mitigated negative declaration is proposed for the project. (APNs 817-002-055 thru 062)

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**Recommendation:** Open public hearing/Continue item to February 7, 2002

**MOTION/ACTION: BOARD MEMBER PYLE/MARTIN MOTIONED TO CONTINUE THE APPLICATION TO FEBRUARY 7.**

**VOTE:**  
**AYES: FRUIT, MARTIN, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: KENNETT**

3. **SITE REVIEW, SR-01-18: MONTEREY-MORGAN HILL MEDICAL CENTER:** A request for approval of a 66,880 sf office building to be constructed on a 2.93 acre parcel located on the west side on Monterey Rd., approximately 300 ft. north of the Cosmo Ave./Monterey Rd. intersection. The zoning on the property is Commercial Office. A mitigated negative declaration is proposed for the project. (APN 767-17-046)

**Chairman Fruit opened the public hearing:** Dr. Biederman (local physician) spoke of the city's need for medical office facilities but expressed concerns about the current project's size, location and lack of support medical services.

**MOTION/ACTION: BOARD MEMBER FRUIT/PYLE MOTIONED TO TABLE THE APPLICATION WITH THE APPLICANT TO RETURN WITH AN INTERIM REVIEW OF THE SITE PLAN ONLY. THE BOARD ASKED THE APPLICANT TO REVISE THE PLANS**

**TO ADDRESS ALL MUNICIPAL CODE AND GENERAL PLAN REQUIREMENTS.**

**VOTE:**  
**AYES:, FRUIT, MARTIN, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: KENNETT**

4. **SITE REVIEW, SR-00-23: MONTEREY-VISION OF WRIGHT/OAK GLEN PLAZA:** A request for site, landscape and architectural plan approval for the construction of an approximate 2,380-sf building addition to the existing 7,200-sf Oak Glen Plaza. The subject site is approximately 36,600 sf and is located at the southwest corner of Monterey Rd. and Wright Ave. (APN 764-13-075)

**Recommendation:** Adopt Resolution No. 02-01, approving request.

**Chairman Fruit opened the public hearing:** Adjacent property owners expressed concerns with the current and potential flooding problem within the alley, the current garbage problem within the alley, and the location of the new trash enclosure.

**MOTION/ACTION: BOARD MEMBER FRUIT/MARTIN MOTIONED TO CONTINUE THE APPLICATION TO FEBRUARY 21. THE BOARD ASKED THE APPLICANT TO REVISE THE PLANS TO ADDRESS THE FOLLOWING:**

1. Address all handicap access requirements such and ramping, handrails, walkways, etc.
2. Raise addition above base flood elevation.
3. Provide a closed drainage system. that drains to Wright Ave.
4. Provide a new landscape plan. The plan will need to show all new and existing plants.
5. Provide an irrigation plan.
6. Reconcile plan set so that it is internally consistent. Remove old or superceded sheets.
7. Revise building elevations to reflect change in grade.
8. Relocate or eliminate door proposed at change of grade juncture.
9. The Wright Ave. elevation does not match the Monterey Rd. elevations. Eliminate the “planted on” architectural details.
10. The building parapet should be treated on all elevations.
11. The back of the building needs to look finished.
12. Two end parking stalls preferred location for trash enclosure.
13. A detailed design of the trash enclosure will need to be provided.
14. The design of the trash enclosure will need to include a roof element and be architecturally detailed.

**VOTE:**  
**AYES: FRUIT, MARTIN, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: KENNETT**

5. **SITE-REVIEW, SR-01-08: TENNANT-JOHNSON:** A request for site, landscape and architectural plan approval for a 19,841-sf building addition to the existing 7,564-sf Johnson Lumber facility, located along the south side of Tennant Ave. (APN 817-08-027)

**Recommendation:** Approve Negative Declaration, and Adopt Resolution No. 02-02, approving request.

**MOTION/ACTION: BOARD MEMBER FRUIT/PYLE MOTIONED TO APPROVE RESOLUTION NO. 02-02 WITH THE FOLLOWING MODIFICATIONS AND ADDITIONS:**

1. Provide 20 ft. of landscaping along Tennant Ave.
2. Revise landscape plan to include symbols within the legend. Also, eliminate the use of Chinese Hack berry as street tree and move the proposed redwoods away from the building. The revised plan shall also identify existing and proposed landscaping along the west property line.
3. Provide better screening of the transformer
4. Provide handicap access to the second floor.
5. Modify condition X 4 within the resolution to include the following:
  - a. Incorporate horizontal and vertical details on the warehouse, including cornice detail along top edge of warehouse.
  - b. Provide a variation in roof height between the office area and the warehouse.
  - c. Provide a wider reveal band within the stucco area on the building.
  - d. Provide a color palette with greater contrast in colors.
  - e. Clarify the type of windows. The color of the window should contrast with the frame.
  - f. Push the window back in the frame to create a greater depth.
6. Modify condition X 4 to eliminate the requirement to incorporate a continuous sloped roof element along the retail component.
7. Prior to the issuance of a building permit, a revised site plan, elevations and landscape plan shall be returned for approval by the Architectural and Site Review Board.

**VOTE:**  
**AYES: FRUIT, MARTIN, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: KENNETT**

**OTHER BUSINESS:**

6. **DISCUSSION OF DESIGN REVIEW ORDINANCE AND ARCHITECTURAL REVIEW HANDBOOK:** NONE

**ANNOUNCEMENTS:** NONE

**ADJOURNMENT:** There being no further business, Chairman Fruit adjourned the meeting at 11:10 p.m.

**MINUTES PREPARED BY:**

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**TERRY LINDER**

ARCHITECTURAL REVIEW BOARD

January 17, 2002

PAGE -5-

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